



Department of Community and Economic Development
Planning Division (509) 888-3200

NOTICE OF APPLICATION – PD#14-01

On June 9, 2014, a Hospital Planned Development application was applied for with the City of Wenatchee Department of Community and Economic Development. You are invited and encouraged to comment on this proposed project.

Project Description: Columbia Valley Community Health submitted an application for a four phased Hospital Planned Development as a master plan for their Wenatchee campus. Existing medical facilities in 2012 provided health care to 24,230 individuals. Phase 1 includes parking at 600 Orondo Ave. and a new 1,890 square foot maintenance building at 634 Douglas St. Phase 2, within 3 years includes parking at 501 Idaho St., Phase 3 within 5 years includes a 11,427 square foot new clinic at 504 Orondo Avenue, and Phase 4 within 10 years includes a 7,127 square foot second story addition to the clinic at 600 Orondo Avenue.

Project Location: The subject properties are located at: 634 Douglas St. within the Residential Medium, (RM) Zoning District; 501 Idaho St., 516, 514, 504, and 600 Orondo Ave within the Residential Mixed Use, RMU, Zoning District in Wenatchee, WA. The subject properties are identified by Chelan County Tax Parcel No's: 222010590682, 222010590758, 222010590606, 222010590592, 222010590590, and 222010590594.

Project Applicant: Columbia Valley Community Health

Application Materials: Application materials for the subject project can be found at the City of Wenatchee Website under the "Departments" tab, followed by "Community and Economic Development", and then "Public Hearings / Hearing Examiner" or directly at <http://www.wenatcheewa.gov/index.aspx?page=1229>

Date of permit application	06/9/14	Date of notice of application	07/08/14
Date of Determination of Completeness	6/20/14	Comment Due Date	07/22/14

PUBLIC HEARING DATE AND LOCATION: To be determined

Environmental Review: The City of Wenatchee has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to the Department of Community and Economic Development, 1350 McKittrick St., Wenatchee, WA 98801, Attention: Glen DeVries, or by email at gdevries@wenatcheewa.gov.

The complete case file on this matter is available for review during normal business hours at the offices of the City of Wenatchee Community and Economic Development Department, Monday-Thursdays between the hours of 8:00 A.M. and 5:00 P.M. Please contact Glen DeVries at (509) 888-3252 to arrange an inspection of the file.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No specific conditions have been identified at this time.

SEPA Lead Agency: City of Wenatchee

Required Permits: Future building permits, utility permits

Required Studies:

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include the following Titles of Wenatchee City Code: Title 13, "Administration of Development Regulations"; Title 12, "Environmental Protection"; Title 10, "Zoning"; Title 9, "Public Services"; Title 7, "Streets and Sidewalks"; Title 4, "Health and Sanitation"; Title 3, "Fire"; Title 2, "Buildings"; and the City of Wenatchee Urban Area Comprehensive Plan.